



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION AGENDA

November 14, 2024

TIME: 9:00 AM

PLACE: 25 County Center Drive, Suite 201, Oroville, CA

Public comments will be accepted in-person at the meeting or may be submitted prior to the meeting. Use the following information to remotely view, or listen to, the Planning Commission meeting, including the Public Hearing portions online.

Link: <http://bcdds.net/PlanningCommission>

Event (Meeting) Number: 2558 416 3706

Event Password: Planning

You may also call in: 408-418-9388

- I. **CALL TO ORDER**
 - A. **Pledge of Allegiance**
- II. **ROLL CALL** - Commissioners Flicker, Parrott, Schleiger, Roethler, and Chair Donati
- III. **DISCLOSURE OF EX PARTE COMMUNICATIONS**
- IV. **ACCEPTANCE OF AGENDA** - Commission members and staff may request additions, deletions or changes in the Agenda order.
- V. **BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA** - This is an opportunity for any person to address the Planning Commission. Presentations will be limited to five minutes. The Commission is prohibited by State law from taking action on any item presented if it is not listed on the Agenda.
- VI. **PUBLIC HEARINGS AND OTHER MATTERS FOR DISCUSSION** - The Chair will call for a presentation of the report of staff. The hearing will then be opened to the public for proponents, opponents, comments, and rebuttals. Persons wishing to address the Planning Commission may sign up prior to the meeting by emailing PCClerk@buttecounty.net or by providing written comments via email or mail. It is requested that individual public comments be addressed to the Chair and limited to a maximum of 5 minutes so that all interested parties will have an opportunity to address the Commission. The hearing will then be closed to the public and discussion confined to the members of the Commission and staff. The Commission will then make a motion and vote on the item.

A. Tuscan Ridge Planned Development Rezone (PUD21-0001), Vesting Tentative Subdivision Map (TSM21-0002) and Minor Use Permit (MUP21-0002)

The proposed project includes a Planned Development Rezone and Vesting Tentative Subdivision Map to subdivide the project into 165 single-family residential lots (ranging from approximately 3,000 square feet (sf) to 20,000 sf), six commercial use lots, 36.7 acres of open space, 4.1 acres of landscaped areas, 20.5 acres of roadway, and 49 acres of special utility district associated with an on-site water and sewer systems. The commercial uses would include an approximately 3,600 sf gas station/convenience store with up to 16 fuel dispensers and up to approximately 76,000 sf of commercial space, across one- and two-story buildings, along the primary site entrance, as well as a mini-storage use with outdoor RV and boat storage located in the eastern portion of the project site. The proposed project would require County approval of a Planned Development (PD) Rezone; Vesting Tentative Subdivision Map; and a Minor Use Permit for development within the Scenic Highway (SH) Overlay Zone. A Final Environmental Impact Report (FEIR), pursuant to the California Environmental Quality Act (CEQA), has been prepared. The project is located on 163.12 acres of what was formerly the Tuscan Ridge Golf Course, located on the southeast side of Skyway, at 3100 Skyway, in unincorporated Butte County, between the City of Chico and the Town of Paradise. This site is identified by eight Assessor's Parcel Numbers: 040-520-104 through -111. (Mark Michelena, Principal Planner)

VII. GENERAL BUSINESS - This section of the agenda is to be utilized by the Planning Commission and Director of Development Services on items of interest, general discussion, or items for which staff have been directed to do research and bring back to the Commission. Items may not always be addressed at every hearing but will always be listed as part of the agenda.

A. Planning Manager's Report

B. Planning Commission Concerns

VIII. MINUTES

A. September 26, 2024

B. October 24, 2024

IX. ADJOURNMENT